

Parkfairfax FORUM

The Official Newsletter of the Parkfairfax Unit Owners Association
www.Parkfairfax.info

November 2022
Volume 44, Issue 11

Board, Police Liaison Address Recent Thefts

By Janet Schrader

You may have seen more of your neighbors who own Hondas and Acuras securing their steering wheels with a Club Anti-Theft Device in recent weeks. The popularity of that item is due to the increase in thefts of air bags from Honda models in the past two months. The sudden spike in thefts of airbags from Hondas and catalytic converters from Toyotas prompted a community meeting moderated by Board Member Amanda Mullan on Monday, October 10, to discuss the issue and get some insights and suggestions from Officer Brian Fromm, who lives in Parkfairfax.

According to Officer Fromm, who works for the Alexandria Police Department, these thefts increased significantly in September in Alexandria. In Parkfairfax, the incidents started on September 20 and continued until October 5. There were 16 airbags stolen – three from Honda Fits, two from Acuras, one from a Civic, and 10 from Honda CRVs. The model years range from 2011 to 2017. There were three catalytic converters stolen the night of October 4-5 – two from Priuses and one from a Camry. Fromm noted that this was the first incident he learned about where the Toyota was a Camry. The converters are almost always taken from Priuses.

Fromm pointed out that it is difficult to stop the thieves because they use a window punch device that shatters the window but does not set off the car alarm. The airbags are secured with two screws – the same screw for all Hondas – which can be loosened with an Allen-type wrench. There are only a couple wires attached



The Club helps protect Hondas from airbag thefts.

to the airbags that are easily undone. Fromm noted that police got video footage from a homeowner's security camera which captured some activity in a parking lot. What police learned from the video is that it took only 1 minute and 20 seconds for thieves to remove an airbag. While the video was helpful in that it showed how quickly the thefts happen, it did not provide very much information about the thieves. All the identifying information that could be seen was a dark-colored Honda Passport. There was no license plate information or other distinguishing features.

See **Recent Thefts** continued on page 3.

Elections Committee Needs Volunteers

As required by the Bylaws, the Board of Directors must appoint an Elections Committee of at least three-unit owners no later than 90 days prior to the Annual Meeting.

The primary responsibility of the Elections Committee is to oversee the nomination and election of members to the Board of Directors in accordance with the Bylaws and procedures adopted by the Board. If you are interested in joining the Elections Committee, please send a letter of interest to Dana Cross at dcross@parkfairfax.info no later than December 12, 2022.

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Parkfairfax Condominium Unit Owners Association

3360 Gunston Road, Alexandria, Virginia 22302

Phone: 703-998-6315 ♦ Fax: 703-998-8764

Website: www.Parkfairfax.info

BOARD OF DIRECTORS

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President, Ward IV Representative

BuchananWard4@gmail.com

Board Liaison

Term expires: 2023

Peter Ferrell

Vice-President,

At-Large Representative

ferrellatlarge@gmail.com

Building & Utilities Committee

Term Expires: 2024

Peggy Clancy

Secretary, Ward 1 Representative

clancymargaret3750@gmail.com

Elections Committee

Term Expires: 2024

Amanda Mullan

Treasurer,

At-Large Representative

mullan.atlarge@gmail.com

Activities and Finance Committee

Term Expires: 2025

Marieke Johnson

Ward II Representative

mjohnsonward2@gmail.com

Covenants Committee

Term expires: 2025

Jeff Lisanick

Ward III Representative

jlisanick@hotmail.com

Recreation Committee

Term Expires: 2023

Matthew Larson

Ward V Representative

703-998-8304

laronward5@gmail.com

Community Outreach Committee

Term Expires: 2025

Dave Bush

At-Large Representative

akhetequus@earthlink.net

Term Expires: 2023

Claire Eberwein

At-Large Representative

pkffxeberwein@comcast.net

A&PB and Landscape Committee

Term Expires: 2024

If you need to contact all Board members at once, you can email them at BoardofDirectors@Parkfairfax.info. To reach all board members and our management team at once, email us at BoardofDirectors-Mgmt@Parkfairfax.info.

Meetings begin at 7 p.m. at the Association Office. The meeting agenda is posted on the bulletin board outside of the main office. Board package material is available for residents to review at the Association Office and website, www.parkfairfax.info.

The Newsletter deadline is the 10th of each month preceding publication month. Email editorial announcements, commercial and classified ads to Ra'Chelle Carey, rcarey@parkfairfax.info.

Publication of advertisements in no way implies an endorsement of the products or services by Parkfairfax Condominium Unit Owners Association or its Board. The opinions of columnists and letter writers are their own and in no way reflect the opinions of Parkfairfax Condominium Unit Owners Association or its Board.

Letters to the Editor of 150 words or less are welcomed from owners, mortgagees or residents of Parkfairfax. It must be signed and include your unit address and phone number (address and phone number will not be published) and submitted by the 10th of each month preceding publication.

COMMITTEE CHAIR CONTACTS

Activities Committee

Joyce Frank

jafrankdesign@hotmail.com

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Ann McCord

ann@mccordandco.com

Building and Utilities Committee

Lydia Riabtsev

Community Outreach Committee

Janet Schrader

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Gdrone@comcast.net

Landscape Committee

Robin Davis

sororobin@gmail.com

Recreation Committee

Paul Friedman

paulfriedman@comcast.net

Transportation and Land Use Committee

Bob Gronenberg

bob2@comcast.net

MAIN OFFICE:

Do not hesitate to contact any management team member for comments, concerns, questions, and complaints.

General Manager

Francisco Foschi, ext. 101

ffoschi@parkfairfax.info

Assistant General Manager

Dana Cross, ext. 104

dcross@parkfairfax.info

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rcarey@parkfairfax.info

Covenants Director

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USP/Service Coordinator

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gandrew@parkfairfax.info

Service Coordinator

Lolita Clark, ext. 106

lclark@parkfairfax.info

Receptionist

Winee Tyson, ext. 100

wtyson@parkfairfax.info

Hours:

Monday - Friday: 8 am - 5 pm

2nd Saturday: 9 am - 12 pm

MAINTENANCE OFFICE:

Director of Operations

Alonzo Alexander

AAlexander@parkfairfax.info

Jennifer Jett-Bowling

jjett-bowling@parkfairfax.info

1200 W. Glebe Road

Phone: 703-578-3427

Fax: 703-578-9785

HOURS:

Monday - Friday: 7 am - 3:30 pm

After Hours Emergency Number:

1-866-370-2977

Onsite Police Officer

Brian Fromm

Brian.Fromm@Alexandriava.gov

Barkan Management Co.

8229 Boone Blvd Suite 885

Tysons, VA 22182

(703) 388-1005

Resident Reminders

If your mailing address, phone number, email address or any other contact information changes, please let the Association office know.

Also, if you have the locks to your doors changed, please provide the office with a copy. Parkfairfax Condominium Bylaws (article 5 section 9) instructs unit owners to provide a working copy of their unit keys to the Association.

If you are an owner that rents your unit, or if you are a tenant, please remember that you are required to provide the Association office a copy of your lease according to Article 5, Section 8 of the Parkfairfax Bylaws.

Recent Thefts *continued from page 1.*

Fromm concluded that the best Honda and Acura owners can do is use a preventive device such as a Club to deter thieves. For Prius owners, he recommended a shield that fits over the converter to prevent theft. Catalytic converters are almost always taken from Priuses because of their position on the exhaust system. It is possible to lie down next to the car, reach under the car and use a saw to sever the converter from the exhaust system. Again, these thefts can be accomplished in minutes. While the shield is relatively expensive and should be installed by a mechanic, he noted that the expense of having a new exhaust system installed if the converter is stolen is considerably more costly and time-consuming.

What is the police department doing? The department is taking reports and trying to contact owners of affected vehicles to get serial numbers on the air bags or VIN numbers on the cars. Honda dealers can match the serial numbers to the VIN numbers if they are provided one or the other. The police are compiling a list of the air bags that were stolen and the VIN numbers for the cars. If they can locate the stolen air bags, this list would be helpful to find out how the receiver of these items got them. They are also working with the Fairfax and Arlington police departments to share information on thefts and video of the crimes if it is available.

To learn more about the Alexandria Police Department, visit their website: <https://www.alexandriava.gov/Police>.

You can also learn more about police policies and procedures by attending the Alexandria Community Police Academy. This 8-week educational session is given in the fall and spring. However, there are now half-day sessions offered during the winter and summer. For information, visit <https://www.alexandriava.gov/police-department/community-police-academy>.

Join the Meetings Virtually

A&PB Meetings

Web access: <https://zoom.us/j/6706419056?pwd=WEZSbXRIZHpwUlozOW95TINRUi91QT09>

Phone Dial-In: 877-853-5247

Meeting ID: 670 641 9056 **Passcode:** 586277

Board Meetings

Web access: <https://zoom.us/j/95236782815?pwd=S01RSIZqQzFHODI0OENEWnRpQUtUZz09>

Phone Dial-In: 877-853-5247

Meeting ID: 952 3678 2815 **Passcode:** 389608

Covenants Committee Meetings

Web access: <https://us06web.zoom.us/j/89947324303?pwd=YmttSjZlbnkZFRU1YaHJaNXMvVnZ2Zz09>

Phone Dial-In: 833-548-0276

Meeting ID: 899 4732 4303 **Passcode:** 336001

Finance Committee Meeting

Web access: <https://us06web.zoom.us/j/96204170334>

Phone Dial-in: 888-788-0099 US Toll-free

Meeting ID: 962 0417 0334 **Passcode:** 586277

Landscape Meetings

Web access: <https://us06web.zoom.us/j/86074068749?pwd=MGRnZG5ibDJCeFZQm43QytDSFM1dz09>

Phone Dial-In: 888-788-0099

Meeting ID: 860 7406 8749 **Passcode:** 484695

Find your local number:

<https://us02web.zoom.us/j/kesSVslfLD>

Transportation & Land Use Meeting

Web access: <https://zoom.us/j/91204298577>

Phone Dial-in: 877-853-5247 **Meeting ID:** 912 0429 8577

Buildings & Utilities Committee Meeting

Web access: <https://us06web.zoom.us/j/82057874372>

Phone Dial-in: 888-788-0099 US Toll-free

Meeting ID: 820 5787 4372

Election Committee Meeting

Web access: <https://us06web.zoom.us/j/88456498117>

Phone Dial-in: 301-715-8592

Meeting ID: 884 5649 8117 **Passcode:** 336001

Get a Parkfairfax Forum Delivery Notification

Would you like to be notified when the latest issue of the *Forum* is posted to the website? Sign up for an alert on the website under Contact.



Parking Policy: Holiday Reminders

As guests come to visit for the holidays, please keep the Parking Policy rules in mind.

Residents of Parkfairfax are entitled to use available common element parking spaces for approved vehicles, on a first-come first-served basis. Vehicles must be parked so as not to block access to the sidewalks. The Bylaws permit only one vehicle per unit to park on the common element parking spaces without the prior written consent of the Board of Directors. Common element parking includes all of the lanes and all the semi-circular off street parking areas, along with the cul-de-sac at the Exercise room, the parking lot at the Martha Custis swimming pool and the Valley Drive Tennis Court parking area.

No trailer, boat, or recreational vehicle (RV) may be parked in any common element parking area. State inspection sticker, current license plates, and current City Sticker must be properly displayed or shall not be kept on any of the common elements. Vehicles parked on Association property may not be covered in a way that obstructs the viewing of the license tags and registration sticker(s). All vehicles must be kept in proper operating condition so as not to be a hazard or a nuisance by noise, exhaust emission, or appearance.

Management will post a 72 hour notice on a vehicle that is in violation of the Parking Policy Resolution. If vehicle is not removed or brought into compliance the vehicle will be towed (at owners expense and risk). All towing will be on an on-call basis. Authorization and supervision will be done by Management and/or the President of the Board of Directors only.

Driving or parking motorized vehicles of any kind on the common elements not designated for vehicle use (i.e. grass, sidewalks, or breezeways) is strictly prohibited.

In addition to the towing provisions above, breaches, alleged or actual, of the above regulations are subject to appropriate action by the Covenants Committee, under the provisions of Policy Resolution Number Four.

The Unit Owners Association or the Board are not responsible for damage to vehicles or loss of property from vehicles parked on the common elements.

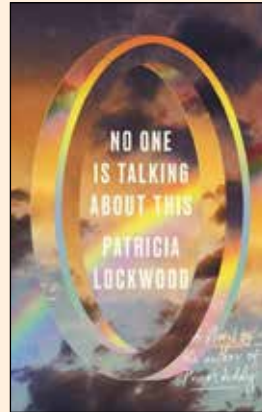
BOOK GROUP

No One is Talking About This

by Patricia Lockwood

Tuesday, November 15, 7 pm

Parkfairfax Party Room (if this changes we will notify people)



A book that asks: Is there life after the internet?

As this urgent, genre-defying book opens, a woman who has recently been elevated to prominence for her social media posts travels around the world to meet her adoring fans. She is overwhelmed by navigating the new language and etiquette of what she terms “the portal,” where she grapples with an unshakable conviction that a vast chorus of voices is now dictating

her thoughts. When existential threats—from climate change and economic precariousness to the rise of an unnamed dictator and an epidemic of loneliness—begin to loom, she posts her way deeper into the portal’s void. An avalanche of images, details, and references accumulate to form a landscape that is post-sense, post-irony, post-everything. “Are we in hell?” the people of the portal ask themselves. “Are we all just going to keep doing this until we die?”

We meet the third Tuesday of every month; everyone is welcome. Light snacks will be available. Please contact Catherine Kitchell at catherinekitchell@gmail.com to be added to the mailing list or for any additional information.



MANAGER'S CORNER

Francisco Foschi, CMCA[®], AMS[®], PCAM[®]
General Manager

Autumn Reminders

With the seasonal change now upon us we would like to remind everyone of several issues.

- As it gets darker earlier, please be careful when walking around and through the property.
- Clocks will “fall back” on November 6th.
- Call in any exterior lights you see out immediately.
- Tree pruning. We have completed a great deal of the property this past few months. However, we want to remind everyone that if you feel there is a dangerous branch, limb or tree, please report it immediately. We will assess and take action as needed.
- Also report any branches or limbs that may be blocking any building lights.
- As the leaves begin to change and fall we do our best to remove them as quickly as possible, but remember that they are very slippery when damp or wet.
- We will begin the annual gutter cleaning in November, but in the meantime please report any overflowing or clogged drains as soon as possible. Our staff will respond to clear so as to eliminate any overflow or flooding issues.
- Please check your doors, windows and thru-wall a/c units for any signs of leakage. Unit owners are responsible for sealing any openings around the interior and exterior of upgraded windows, inside door and a/c frames. Parkfairfax is responsible for the exterior caulking of the unit door(s), the exterior of the a/c sleeve and both the interior and exterior frame of the original casement style windows. Please report any issues that pertain to your unit before the winter months arrive.
- Also please report any cracking of both mortar joints and bricks near your unit.

NOVEMBER USP SPECIALS — SHOWER AND TUB ACCESSORIES



1 Chrome Traditional Bath Faucet: **\$181.24** (includes labor)

Non-Special Price: **\$95.00** (labor not included)



2 Bronze Traditional Bath Faucet: **\$191.00** (includes labor)

Non-Special Price: **\$130.00** (labor not included)



3 Capstone Polished Traditional Chrome Bath Faucet: **\$136.70** (includes labor)

Non-Special Price: **\$73.55** (labor not included)



4 Premier Muir Chrome Bath Faucet: **\$141.00** (include labor)

Non-Special Price: **\$89.78** (labor not included)



5 Treme Polished Chrome Bath Faucet: **\$154.00** (includes labor)

Non-Special Price: **\$94.07** (labor not included)



6 Mainline Elite Series— Prediction: **\$156.20** (includes labor)

Non-Special Price: **\$93.52** (labor not included)

Please Keep Lights On at Night!

It is that time of year when the days get shorter and daylight savings time ends. It can get very dark in the neighborhood, especially if you are walking to units not bordering a street light.

Be a good neighbor and help keep our community safer by turning on your unit outside lights every night to keep our surroundings well lighted. Lighting can reduce potential stumbling in the dark for residents and visitors.

Keeping your lights on can also help deter crime if shrubbery or other cover near buildings is exposed, reducing places to hide. Consider using long-lasting energy-saving bulbs if your fixture can accept them.

Another option: maintenance staff can replace your outside light with a solid brass fixture with a photocell—so you can leave the switch turned on and your outside light will automatically come on when it gets dark and turn off during daylight hours.



Parkfairfax Activities

Presented by the Parkfairfax Activities Committee

2022 Parkfairfax Upcoming Activities

Holiday Tree Lighting with the Alexandria Choral Society

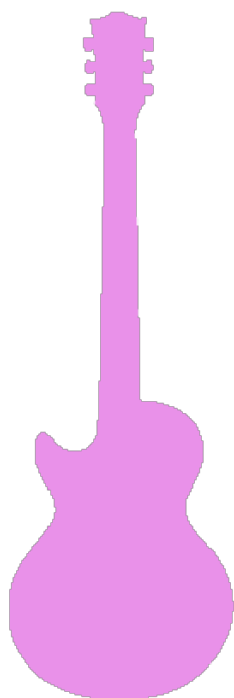


Sunday
December 4th 2022
6-7pm

The Island
Corner of Valley Dr
and Preston Rd.

Join the Activities Committee as we host our Tree Lighting, featuring Pro Coro Alexandria singing a selection of a capella holiday carols. Pro Coro is a select group of singers drawn from the Alexandria Choral Society, which strives to enhance the cultural life of Alexandria and surrounding communities by presenting diverse and engaging musical programs at the highest artistic level.

Parkfairfax Summer Concert Series is Seeking Resident Music Performers!



For one of the concerts in our Summer Concert Series, we would like to host a 4 to 5 piece band where one of the members is a resident of Parkfairfax.

To be considered to perform for the concert, please provide the following:

- Band's website
- Band's upcoming public performance schedule

Please note:

- One band member must be a resident of Parkfairfax.
- Band will audition with all members via their public performance schedule.
- For performance in Parkfairfax, band must provide own sound system.
- This is a paying gig.

For consideration, please send the above requested information via e-mail to: jafrankdesign@hotmail.com. Open January 1, 2023 through February 28th 2023. Deadline February 28th 2023.

The above events are hosted by the Parkfairfax Activities Committee. If you would like to join the Activities Committee, please attend the Activities Committee meeting held the first Tuesday of every month, starting at 6:30PM at the Parkfairfax Party Room (Mgmt Office), 3360 Gunston Road.



Scheduled Preventive Maintenance

The leaves are falling and a majority of our maintenance staff will soon be cleaning the buildings' gutters. This project is exceptionally weather-sensitive, so time is of the essence. All residents are asked to be patient if a routine maintenance request is not completed as quickly as it might have been in the past. Having the gutters cleaned is top priority and the first step in effective water management of buildings and grounds. Clear gutters and downspouts also help prevent storm water and snow melt from entering units from overflows. Rhino Guard has been installed on several of our buildings which will help to speed this task along.

Winterization of hose bibs/wall hydrants

Parkfairfax staff continues replacing (or converting) outside hose bibs (wall hydrants) with a "freeze-less" valve (Woodford Model 19). Once installed, this valve will not require the annual winterizations that have been necessary over the past 60+ years. However, the "freeze-less" design will not prevent trapped water from freezing within the valve body, **so we ask that all hoses be disconnected over the winter.**

A reminder to maintain heat in your home this winter

If you are responsible for a vacant unit, or if you are going to be away from home for any period of time this winter, please:

- Make sure there is adequate heat in the unit, especially in the Kitchen and bathroom.
- Leave baseboard and wall heaters "on" at least at the number "2" (low/mid) level.
- Leave kitchen and bathroom doors open.
- Open doors to any cabinets that house water piping or shut-off valves.
- Have a neighbor check the unit periodically.
- Make sure the Maintenance Office has an emergency key on file "just in case."

A Reminder on Snow Removal

Staff is responsible for clearing all common element walks (walks serving more than one unit). Each Parkfairfax resident is responsible for clearing portions of the walkways that serve only their unit as well as their own stoops. Residents who are unable to clear their own walks due to physical impairments may complete the "Request for Snow Removal Assistance" form below and return it to the main office.

- Please do not use the sand barrels (found near each Laundry Room) as trash receptacles or "dog walk" containers.
- Please do not park in the intersections or crosswalks during a storm. This stops the snow clearing equipment.
- Please do not "reserve" parking spaces with lawn furniture, cones, etc. All parking lanes will be plowed once the cars move. Please do not ask staff to dig out your car or give your car a jump-start. These requests delays having the walks and roads cleared for everyone's benefit.
- When digging out your car, please do not dump snow in large piles on the streets or sidewalk; snow removal equipment cannot clear them. These piles of (now) compacted snow force someone else to shovel it a second time.
- Please be patient and travel with care. Remember, melting snow helps more than anything else to maintain ground water which helps to stabilize these buildings.

2022/2023 Request for Snow Removal Assistance

Name(s)

Building Number

Address

Phone Number (Home)

Phone Number (Work)

Signature

Date

**This request must be renewed each year!
All prior years requests have been destroyed!**

Please return this completed form to:
Parkfairfax Condominium at 3360 Gunston Road,
Alexandria, VA 22302; or FAX to 703-998-8764.

Insurance and Disasters—*Are You Adequately Insured?*

Condominium owners sometimes assume that the association's master insurance policy is all the coverage they need. The master policy only covers the building, not your personal belongings, or any upgrades you've made to your unit. For example, upgraded flooring, new cabinets or appliances, or renovations are generally not covered by the master policy. Neither does it cover parts of the building that are used only by you—like the patio or the pipes that feed into your unit from the main pipes.

All residents need their own insurance for the insides of their units, their belongings, and any damage that might be caused by something within your unit (such as a leaking toilet). In a few rare cases where coverage is provided under the master policy, you will still be responsible for the deductible. To have your personal belongings and any deductibles covered, you need to invest in a condominium owner's insurance policy, available from most carriers. If you rent your unit be sure to ask about "loss of income" coverage. Please remember the even after a fire or other catastrophic event, your monthly assessments must still be paid. These policies generally cost only a few dollars each month and are well worth it! Be sure to ask about water or sewer backup coverage. Sewer backups are not unheard of, and a standard policy won't cover the damage to your unit without a sewer backup rider.

If you have any questions regarding what type of coverage you need, please contact your insurance agent. The association's agent is also very familiar with the type of coverage condominium owners need and can help you avoid double coverage or gaps in coverage between your personal insurance and the association's master policy.

Be Prepared for Disasters

If you think hurricanes, wildfires, tornadoes and floods won't happen to you or that you don't need to insure against these disasters, you're among the nearly half of U.S. homeowners and renters who lack the insurance coverage to deal with potential losses, according to the National Association of Insurance Commissioners (NAIC).

In a recent NAIC national survey, about 48 percent of homeowners and renters said they did not have an inventory of their possessions. Of those who reported having a checklist, 32 percent had not taken any pictures and 58 percent had no receipts validating the cost of their possessions. In addition, 44 percent of respondents acknowledged that they had not stored their inventory in a separate location.



Here are some tips from the NAIC to help you prepare for disasters:

- Take an inventory of your valuables and belongings. This should include taking photographs or a video of each room. This documentation will provide your insurance company with proof of your belongings and help to process claims more quickly in the event of disaster.
- To enable filing claims more quickly, keep sales receipts and canceled checks. Also note the model and serial numbers of the items in your home inventory.
- As you acquire more valuables such as jewelry or antiques, consider purchasing an additional floater or rider to your policy to cover these special items. These types of items typically are not covered by a basic homeowner's or renter's insurance policy.
- Remember to include in your home inventory those items you rarely use such as holiday decorations, sports equipment and tools.
- Store copies of all your insurance policies in a safe location away from your home that is easily accessible in case of disaster. You may want to store your policies and inventory in a waterproof, fireproof box or in a safe location such as a bank safe deposit box.
- Consider leaving a copy of your inventory with relatives, friends or your insurance provider and store digital pictures in your e-mail or on a website for easy retrieval.
- Know what is and is not covered by your insurance policy. You might need additional protection depending on where you live. Make sure your policies are up to date. Contact your insurance provider annually to review and update your insurance policy.
- Keep a readily available list of 24-hour contact information for each of your insurance providers.
- Find out if your possessions are insured for the actual cash value or the replacement cost. Actual cash value is the amount it would take to repair or replace your home and possessions after depreciation, while replacement cost is the amount it would take to repair or replace your home or possessions without deducting for depreciation. Speak with your insurance provider to determine whether purchasing replacement coverage is worth the cost.
- Speak with your insurance provider to find out if your policy covers additional living expenses for a temporary residence if you are unable to live in your home due to damage from a disaster.
- Appraise your home periodically to make sure your insurance policy reflects home improvements or renovations. Contact your insurance provider to update your policy.

For more information, visit www.InsureOnline.org.

Community Yard Sale Offers Old and New

Despite chilly temperatures and a brisk wind, community declutterers and crafts people filled 43 tables in the Valley Drive parking lot on October 15 for a Community Yard Sale. There was something for everyone from used books, DVDs, and dishes to newly planted pots, jewelry, and watercolor portraits of Parkfairfax homes. As one satisfied seller remarked at the end of the event, "The yard sale was great. My goal was to get rid of things and I did that. And made a little money. So I'm really happy with what I accomplished."

Thanks to the Activities Committee for coordinating this event and to photographers Andrea Drone and Rob von Schneider for capturing the moments. And thanks to everyone who came out to buy, sell, browse or just say "hello."

Mini Art/Craft Sale Vendors

- Pawetry In Motion
www.PawetryInMotion.com
- Blooms of Paradise
<https://bloomsofparadise.com/>
- Millie Rose Clay Company
https://www.instagram.com/millierose__clayco/
- Art by Jim and Tommye (original watercolor)
- Prim and Potter
Instagram: [Prim.and.Potter](https://www.instagram.com/Prim.and.Potter)
- Tumbleweed Design (original watercolor)
- Happily Hyers Sweets (sweet treats)
- Donna's Dream Designs (jewelry)
- Original art and jewelry from resident artist



Tommy and Jim Konkell



Rachel Bucholz



Donna Hughes



The Musical Chairs Contest Gets Tense



Brett Liddell (left) and Brian Mullins



ANNUAL TRUNK OR TREAT DELIGHTS ALL

The 7th Annual Trunk or Treat Halloween Party once again attracted local ghouls, goblins, and costumed characters to Greenway Place for an afternoon of games, treats and silliness. Thanks to Brett Liddell and Rob von Schneider for coordinating and planning the event, to multiple individuals and families for providing treats, and to Brian Mullins for providing the soundtrack. Great fun!



The Halloween Parade

Costumes On Parade



Crane Operator For Emergencies

CLASSIFIEDS

HEALTH & WELLNESS

King Street Chiropractic Wellness Center offers gentle chiropractic care as well as massage, personal training, and nutrition. With a personalized treatment plan, our goal is to keep you pain free and moving confidently at every stage of life. Feel Younger. Be Healthier. Call 703.578.1900 for a wellness consultation. www.kingstreetwellness.com.

HOME IMPROVEMENT

Chelsea Paint and Paper: Painting and Wallpaper— Professional painting and wallpaper hanging and removal. Plaster repair, 25 years' experience. License and insured. References available. Free Estimates. Contact Steve Chute at 571-216-9338 cell.

DLC Electrical Contractors, LLC: Doing all phases of electrical. Panel box upgrades, installation of new circuits, electrical, plumbing and venting for washer & dryer installations, kitchen & bathroom remodeling. For a free estimate call 703-477-8935, godsblissing4me@gmail.com.

Home Remodeling and Repairs: From floor to ceiling, we update and remodel kitchens, bathrooms or any room. Also provide handyman services to include plaster, paint, plumbing, tile and more. More than 20 years Parkfairfax experience. Great rates! Morning-Star Plumbing Plus, plumbinghopeplus2@gmail.com, 703-869-7552. Licensed and insured. 10% discount for Veterans and Elderly.

Hunters Home Improvement: Interior Painting and Plastering/ Color Specialist. All carpentry, framing windows, crown molding and new closets for extra storage. Refinishing Hardwood Floors— Repairs—2 coats poli. Update of A/C & Heating Units. Oversee all jobs —38 years Parkfairfax Specialist. We care about doing a great job! 10% off on all jobs. Kathleen Hunter, 703-618-1967.

Kitchen and Bath Remodel: Home Improvement, Kitchen and Bath remodel, Interior Painting, Tile, Flooring, Carpentry, Drywall and more! Va. Class A lic., Insured. Reliable, Great References, 25 years local expertise! Joel Riggs Home Repair Services 703-929-4676.

Kitchen and Bathroom Remodeling: Class A Virginia Contractor. Allegro LLC 703-314-1287. info@allegroLLC.net, www.allegroLLC.net.

Latworks – Carpentry and Handy Work: 28 years of experience, 20 years at Parkfairfax. Experienced in trim, moldings, cabinets, doors, locks, attic stairs, interior and exterior repairs, and installations. Free estimates. Call Lat Jones at 202-270-6854.

Mario's Home Improvement: Licensed Class A. Interior painting. Drywall and plaster repairs. Wallpaper removal, carpentry, electrical panel. Ceramic tile, complete kitchen and bath remodeling, granite counter tops. Free estimates. References available. Over 20 years of experience. Mario Zambrana 703-501-7506 or MZambrana60@yahoo.com.

Quality is my Specialty: Baltic Construction specializing in kitchen, bathroom remodeling and full handyman services. VA licensed, bonded, insured. Over 20 years of experience. Many repeated Parkfairfax clients. Call Boris: (949) 289-3489, www.balticconstruction.net.

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own supplies and equipment. For free estimate call 703-501-9007 or e-mail bc42happy@gmail.com.

Flor's House Cleaning Service: Great references! Cleans many of the homes in Parkfairfax! Brings own supplies. Great rates! Fast service! Please call 703-582-3844. Highly recommended!

House Cleaning Services: With more than 20 years' experience. Resident at Parkfairfax since 2008. We are family owned. Please contact us at (703) 200-6861 Johanna and Mauricio- dulahu@msn.com.

Jada's Cleaning LLC: Reliable, experienced, and good references. Weekly, bi-weekly, monthly, occasionally, move in/out, windows and offices. Other services: carpets steams cleaned. Call us for free estimates, 571-643-8371 or mjadaservices@aol.com.

PET & PLANT SERVICES

THE GARDEN CONTESSA, former owner of Contessa's in DelRay is offering "end of summer" and fall gardening appointments for the months of October, November and December. Our Fall "bed cleanup" has already begun. Fair warning.... book us early. Fall for our business is a very robust season. Make sure to add your name to our appt schedule. We garden up to December 20th, weather permitting, and with our more mild seasons in Virginia, it's a very busy time. We will ready your beds for winter, plant your bulbs, trim your bushes and prep/dress your beds for the winter chill, which these days is really only January and February. In March we start early with spring projects. Please remember that winter bed clean up is still possible on warmer days in January and February. Keep that in mind as we begin prep for next spring. Spring seems to come earlier every year. We offer (1) FREE 30 minute consult to all PFX residents. Txt - 703-548-1882 for an appointment. References/photos available. Gardening is our passion. We do it all, large or small. We have been in business since 2005, and as a PFX preferred vendor, our fairly large client base is friendly and generous, and they will be happy to provide referrals about us and our

variety of services. OF NOTE: Yes we will be offering "living holiday wreaths" again this year, and front door and railing garlands, by; Special Order. . Stay tuned for a separate Ad for these added services during early November. Contact: ContessasHome@gmail.com. 703-548-1882. We want to also let you know that you can find us on our BLOG via: Contessas.net. You can find gardening tips and lots of information about plants and gardening, cooking, plant selection, nursery visits with us, and personal reflection and inspiration. And we feature BEFORE and AFTER gardening projects right here in our community. Please do check out the blog. If you "like" us on the blog you will receive notifications of very useful information. Once again that's Contessas.net.

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Bark and Boarding: Bailey's Crossroads Established in 1999, B+B is the one stop shop for all your pet care needs. Love animals? Join our award-winning team! We are hiring in-home Petsitters + dog walkers. Flexible scheduling and hours! Contact employment@barkandboarding.com for more information.

THE GARDEN CONTESSA is offering "live" Evergreen Door Wreaths (28") for the Holidays. Complete with colorful three (3) inch wide festive ribbon, woodland "white tipped" pine cones, small holiday colorful holiday balls, Holly Berries, a string of (50) battery operated "fairy lights" complete with batteries and a wreath hanging bracket. We will arrange personal delivery direct to your door. \$65 complete. Please phone us or txt 703-548-1882, or email: ContessasHome@gmail.com FINAL Order deadline Dec 15th. Payment by check please. By "special order" we can string holiday "live" evergreen garlands on your stair railings or over your front door. Ten days notice required for garlands, with a separate fee, depending on quantity needed. Happy Holidays from CONTESSA!

continued next page.

Classifieds continued.

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Parkfairfax Parents Group: All Parkfairfax parents are invited to join the Facebook group for Parkfairfax parents! facebook.com/groups/parkfairfaxparents/ Share Information on best local doctors, kids events, and child care solutions.

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REAL ESTATE SERVICES

Concierge Service: When we meet with you to implement our plan to take you from "I'm thinking of selling my Parkfairfax condo" to "I'm moving next month" rest assured: we've got your back. Need repairs or painting or staging? We consider our contractor, painter, plumber and decorator as part of our team. Text or email and we'll tell you the whole story. Deborah Hrouda | Associate Broker | Coldwell Banker Realty | 202.527.1314 | deborah.hrouda@cbrealty.com.

Ready. Set. Sell: The first 10 days on the market are critical. Every buyer who has been stalking Parkfairfax will be curious to check if yours is the dream house they've been searching for. When we prepare informative material for your property...we tell a story that

from the first digital image and word will draw the right buyer to your front door. Text or email and we'll tell you the whole story. Deborah Hrouda | Associate Broker | Coldwell Banker Realty | 202.527.1314 | deborah.hrouda@cbrealty.com.

Effective Marketing: We're aware of some marketing plans that boast 18 or even 24 steps. Because we care more about results than activities, our approach to selling Parkfairfax condos focuses on three aspects of marketing: range, reach and influence. Text or email and we'll tell you the whole story. Deborah Hrouda | Associate Broker | Coldwell Banker Realty | 202.527.1314 | deborah.hrouda@cbrealty.com.

Utmost Discretion: We know selling a home can be stressful. Just the thought of strangers roaming through your cupboards and closets can make a private person cringe. We understand and we tailor your Parkfairfax marketing plan to be as accommodating as possible. Discretion is in our professional DNA. Text or email and we'll tell you the whole story. Deborah Hrouda | Associate Broker | Coldwell Banker Realty | 202.527.1314 | deborah.hrouda@cbrealty.com.

Choosing an Agent: When you are ready to hire a real estate agent to help you sell your Parkfairfax condo, who would you call? A friend? A neighbor? The agent your work colleague used in Bethesda? Should you interview all three? It's a big decision. Text or email and we'll tell you the whole story. Deborah Hrouda | Associate Broker | Coldwell Banker Realty | 202.527.1314 | deborah.hrouda@cbrealty.com.

REAL ESTATE FOR RENT

Three-Bedroom Harrison Model: Newly renovated! 3BR/1BA, brand new bath and kitchen, featuring solid maple cabinets, granite counters, and matching appliances. 1170 square feet; two levels. Recently refinished parquet floors throughout. Upgraded kitchen with matching Whirlpool appliances, including a built-in microwave and dishwasher. New washer-dryer centrally located on the second floor. Beautiful patio, backing into

woods. Available late November. Contact Steve Fox phixitphox@gmail.com, 301-956-5324.

Beach House For Rent: Recently remodeled outer banks cottage has four bedrooms, two baths, enclosed outside shower and dressing room, front and rear decks and a screened dining porch. Next to tennis courts and lake, 300 yards from one of the "Ten Best Beaches" on the east coast ("Washingtonian", 2003). \$2,000 per week. Friday to Friday rental. Call Brigid at (703) 888-6525 or email at chezbrigid@gmail.com.

1604 Fitzgerald Lane: Beautiful and sunny with brand new stacked washer/dryer and dazzling kitchen, complete with glorious granite counters and built-in microwave! Renovated bath and updated windows. Park in front of your own home on this gorgeous, small tree-lined lane. Just steps to the Shirlington pedestrian footbridge!

3134 Martha Custis Drive: End-unit Washington model with 2 levels and two bedrooms located in a wonderful location, condition! Front porch, columns, painted brick with great sunlight, gleaming hardwood floors and a renovated kitchen, dishwasher. Gorgeous, private patio. RE/MAX Allegiance, The JohnANDJohn TEAM 703-820-9723. www.Parkfairfax.com.

3384 Martha Custis Drive: Affordable and great location! Inlet parking. Renovated kitchen, new wood-like vinyl flooring, washer/dryer, dishwasher, double-paned insulated windows. Pet ok with \$500 refundable deposit. RE/MAX Allegiance, The JohnANDJohn TEAM 703-820-9723. www.Parkfairfax.com.

Updated 1-bedroom patio level home on quiet side-street with easy parking! Every amenity you want, including; stacked washer/dryer, dish washer, recently purchased gas stove, garbage disposer, beautiful updated kitchen cabinets, updated electric panel, parquet hardwoods. Outdoor pool just steps away! RE/MAX Allegiance, The JohnANDJohn TEAM 703-820-9723. www.Parkfairfax.com

1569 Mt. Eagle Place: Madison Model, 2 bedrooms, 2 levels, 930 square feet. Renovated open plan kitchen with cherry cabinets, high-end stainless steel appliances including dishwasher and built-in microwave. Updated windows and refinished hardwood parquet floors. Central air conditioning and heat. Upstairs: completely renovated bathroom, washer and dryer, ceiling fans, and extra closets. No pets. No smoking. Landlord pays condo fee. Email elizabeth.martineau@comcast.net 703-519-7423.

3 bedroom Van Buren Model: Renovated private quiet patio. Replacement windows. W/D and DW. Park at front door. Well maintained. Anne Martone, McEnerney Assoc. Annemartone@yahoo.com. 571-213-3991. Jason Surbey 703-7312-8610.

3526 Martha Custis: Find exceptional convenience and comfort in this attractive 780 sf one-bed w/ gorgeous kitchen, W/D, extra closet, fresh paint and refinished floors. \$1950. Deborah Hrouda @ 202.527.1314 527.1314 | deborah.hrouda@cbrealty.com Coldwell Banker Realty 202.387.6180.

REAL ESTATE FOR SALE

1633 Ripon Place: The 2-bedroom 2-level Washington townhome with perfect patio you've been waiting for. Newly refinished hardwoods and brand new gas range located on a quiet, serene side street. Park at your front door. Make this one into anything your heart desires! RE/MAX Allegiance, The JohnANDJohn TEAM 703-820-9723. www.Parkfairfax.com.

3752 Gunston Road: Welcome to your large 3-bedroom home, and a large front yard with white picket fence. Professionally designed stone patio in back, overlooking green courtyard. Renovated kitchen with granite/stainless steel! Framed double-hung energy efficient windows facing patio and courtyard. Front and back door. Large front-loading washer and dryer. No one above nor below you. RE/MAX Allegiance, The JohnANDJohn TEAM 703-820-9723. www.Parkfairfax.com.

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Classifieds continued.

1445 Martha Custis Drive: 1 bedroom w/stunning kitchen renovation opening up to views of living/dining/patio areas. CLOSETS galore plus added storage locker, washer/dryer, dishwasher, stainless steel appliances, granite countertops! 3 pools, 8 tennis courts, basketball & volleyball courts. RE/MAX Allegiance, The johnANDjohnTEAM 703-820-9723. www.Parkfairfax.com.

3614 Greenway Place: Park at your door on small tree-line cul-de-sac. Highly sought-after 2 level 2 bedroom end-unit updated with granite countertops, washer/dryer and refurbished bathroom. Washington model with patio is everything your heart desires! RE/MAX Allegiance, The johnANDjohnTEAM 703-820-9723. www.Parkfairfax.com.

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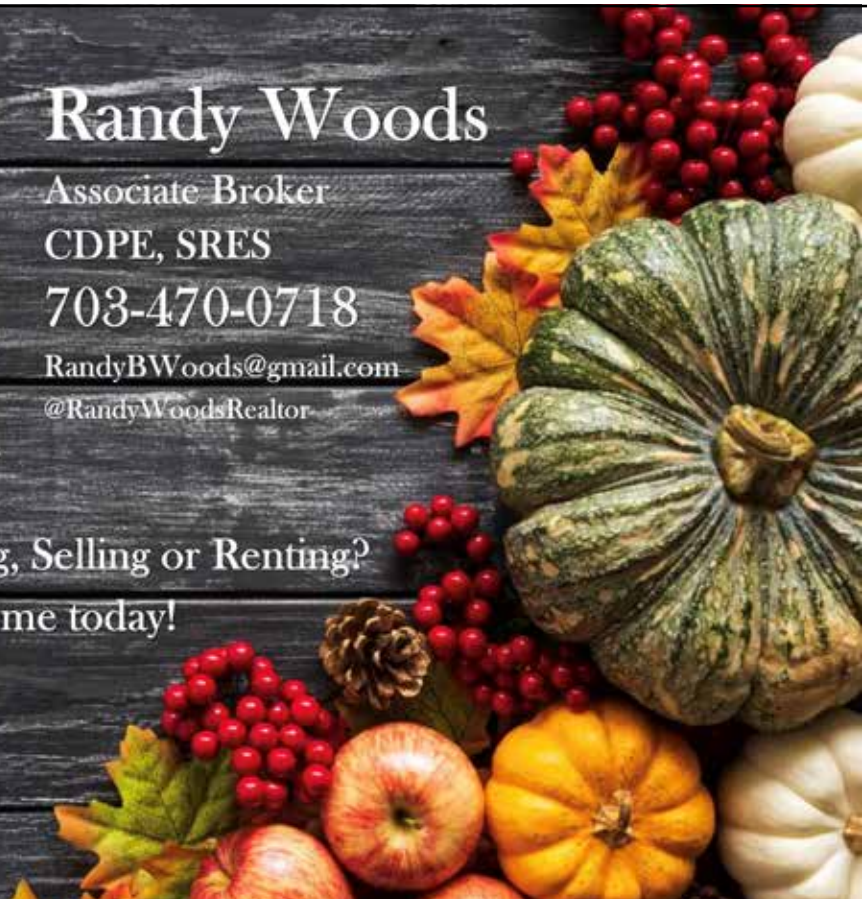
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MARKET Update

MAKING SENSE OF TODAY'S MARKET AND WHY IT IS A GREAT TIME TO BUY OR SELL A HOME IN THE CURRENT MARKET

Experts are predicting that after the last few years of rapid appreciation and low rates, the Real Estate Market is coming in for a "soft landing".

Current Real Estate Market

- Sales: Slowed as days on the market increases in a more "normalized" market
- Inventory: Will remain historically low but should be rising after Labor Day which is traditionally the case as Summer comes to an official end.
- Prices: Are predicted to stay stable with a slight increase year over year for 2023 - up to 4%

Mortgage Rate Expectations:

- Today's Current 30 Yr Fixed Rate: 5.50% with 0 pts and 5.125% with 1 pt
- Rates Remainder 2022: Financial Experts predict... Federal Reserve will likely increase the Federal Funds rate another .75 pt in September and an additional .25 pt in November. Resulting in 30 Yr Fixed Rates bouncing between 5.50% & 6.0%
- Mortgage Rates 2023 Rate for 30 Yr Fixed will likely level off between 5.50% and 6.0% for 30 Yr Fixed and remain level for most of 2023.
- Inflation/Recession 2023 Mid to late 2023 Inflation will start to subside and to keep Recession in check... rates will at some point likely improve by .50 pt between 5.0% and 5.50%
- Mortgage Rates in Perspective Historically Mortgage Rates for 30 Year Fixed Loan over the last 40 years have been as high as 16% in the 1980's and as low as 2.75% in 2021. It is not likely we will see 30 Yr Fixed rates as low as 2.75% anytime soon, however, it is likely that the 30 Year Fixed rates level off between 5.5% - 6.0% in the near future which still is in the "Historically Low" range.



Summary: The overall more normalized market will benefit both Buyers and Sellers - by allowing buyers to evaluate new inventory as it comes available with more protections in place for their purchase and for sellers to still cash out on the increased equity received year over year. While rates are higher than last year, the range of 5.5% to 6.0% for a 30 Year Fixed Rate Mortgage is still in the Historically Low range for Mortgage Rates over the past 20 Years.

As always, we are happy to help you explore if now is a good time for you either sell your home or purchase a new home in the current market. Call us for an evaluation and to further discuss!



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November 2022

**** ALL ACTIVITIES ARE DEPENDENT ON COVID-19, STAY TUNED FOR ANY UPDATES VIA EMAIL. ****

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
		1 Activities Committee Meeting, 6:30pm Landscape Committee Meeting, 7 pm	2	3 Finance Committee Meeting, 6:30 pm	4	5
6	7	8 Covenants Committee Meeting, 7 pm	9 A&PB Committee Meeting 7 pm Building and Utility Committee Meeting 7 pm	10 Transportation & Land Use Committee Meeting, 7 pm Elections Committee Meeting, 7 pm Newsletter Submission Deadline Large Item Pick-Up	11 Veterans Day Office Closed	12 Office open 9 am – 12 pm
13	14	15 Book Club 7 pm	16 Board Meeting 7 pm	17	18 Employee Luncheon Office Closing at 12 pm	19
20	21	22	23 Building and Utility Committee Meeting 7 pm Happy Thanksgiving Office Closing at 1 pm	24 Happy Thanksgiving Office Closed	25 Happy Thanksgiving Office Closed	26
27	28	29	30	1	2	3

Meetings are held at the Association office unless otherwise noted. Please call office to confirm if you have any questions. (703) 998-6315.